WALKON INDUSTRIAL SUITES

FLEX SPACE / EXPANSION CONCEPT

AUSTIN AREA / DRIPPING SPRINGS

Grow into the suite next door

Example expansion from 1,750 to 4,750 sq ft of flex space.

01 / START

Lease one suite

1,750 sq ft

NEXT DOOR | START

1,250 sq ft ground floor

500 sq ft upper level

02 / EXPAND

Add the adjoining bay

+3,000 sq ft

ADD BAY | START

+2,500 sq ft ground floor

+500 sq ft upper level

03 / CONNECT

Remove the shared wall

4,750 sq ft

ONE WORK FLOOR ←

3,750 sq ft ground floor

1,000 sq ft upper level

Ground-floor area schematic. The solid divider marks the shared wall before expansion.

One connected work floor



ILLUSTRATIVE CONTRACTOR FIT-OUT

3x

Ground-floor area

1,250 to 3,750 sq ft

2x

Upper-level area

500 to 1,000 sq ft

Lease in phases

Take the space you need today and add square footage when demand grows.

Stay at one location

Keep your existing workspace in the plan as you expand next door.

Separate work zones

Give receiving, inventory and job prep their own areas, with dispatch upstairs.

Text Richmond (512) 213-0664

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Expansion depends on adjoining space availability and approval of wall changes and final fit-out.